

Mike  
**Dobson**



**Fernside House Bishopdyke Road**

Sherburn In Elmet, Leeds, LS25 6JG

**£650,000**

# Fernside House Bishopdyke Road

\*\*\* SO MUCH SPACE! \*\*\* SEPARATE ANNEXE WITH OWN ACCESS \*\*\*

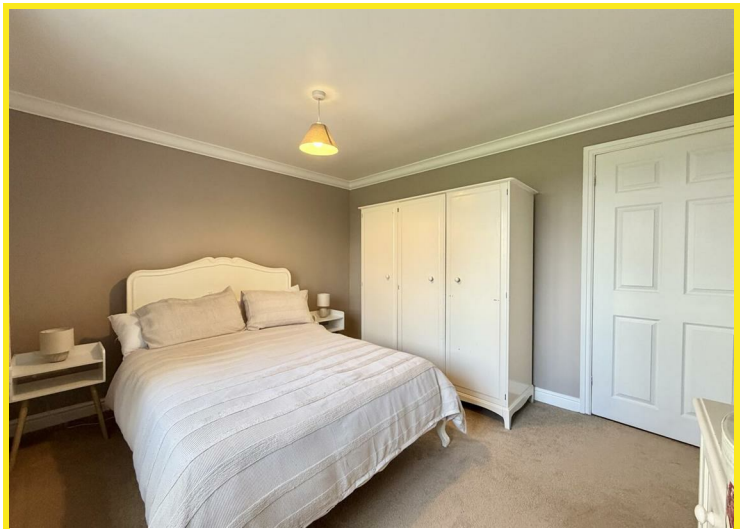
Nestled on Bishopdyke Road in the charming village of Sherburn In Elmet, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and versatility. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts two inviting reception rooms, including a generous lounge and a separate sitting room, ideal for both relaxation and entertaining. The dining room provides a lovely space for family meals, while the well-appointed kitchen and utility room ensure practicality for everyday living. A convenient ground floor WC adds to the functionality of this delightful home.

As you ascend to the first floor, you will find five well-proportioned bedrooms, with the master bedroom featuring an en-suite for added privacy. A large family bathroom serves the remaining bedrooms, making this home perfect for families of all sizes. The property benefits from oil central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout.

In addition to the main house, a detached garage is complemented by a self-contained annex, which includes a lounge/kitchenette, a bedroom, and a shower room, along with a spacious conservatory. This versatile space is perfect for guests, extended family, or even as a home office.

The property is set on a generous plot, featuring a driveway for ample parking and a lawned garden to the rear with paved patio to include a hot tub, which offers open views, creating a serene outdoor retreat. This spacious home in Sherburn In Elmet is a rare find, combining spacious living with the potential for multi-generational living or rental income. Don't miss the opportunity to make this wonderful property your own.

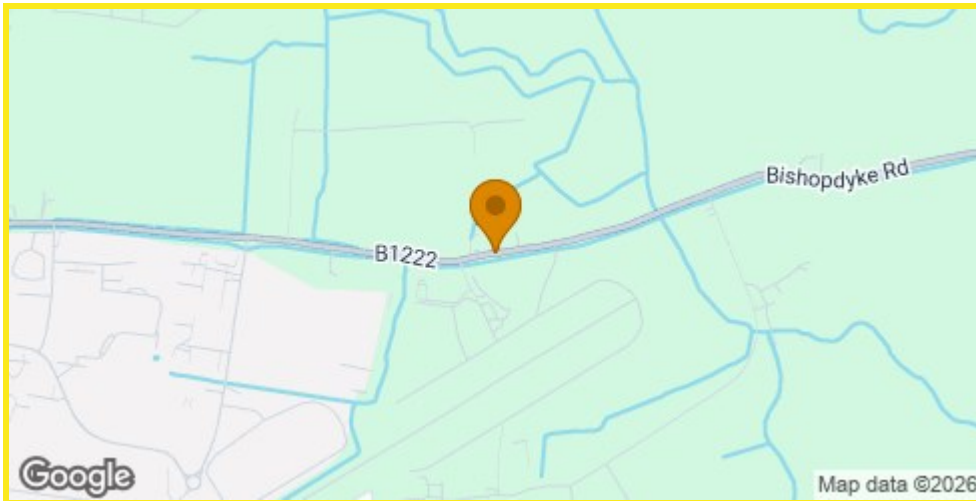




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Sherburn office turn right to the junction, taking a right onto Low Street. At the traffic lights, turn right onto Moor Lane and continue along this road, over the mini roundabout continue straight ahead over the next two roundabouts which brings you onto Bishopdyke Road, continue for around a mile along this road where the property can be found on the left hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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